



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

November 3, 2014

1411-PUD-16

Exhibit 1

**Petition Number:** 1411-PUD-16

**Petitioner:** Thieneman Construction, INC.

**Representative:** Ken Thieneman – President, Steve George - CFO

**Request:** An amendment to the Custom Commerce Park PUD Ordinance to develop lot 1 within Custom Commerce Park.

**Current Zoning:** Custom Commerce Park PUD

**Current Land Use:** Vacant

**Approximate Acreage:** 4.5 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Ordinance 14-45 (Proposed Amendment)
5. Ordinance 03-29 (Original Custom Commerce Park PUD Ordinance)

**Staff Reviewer:** Andrew Murray

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**Petition History**

This petition was introduced at the October 13, 2014, City Council meeting. It is scheduled to receive a public hearing at the November 3, 2014, Advisory Plan Commission (the “APC”) meeting.

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**Procedural**

- Amendments to Planned Unit Developments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the November 3, 2014 APC meeting.
  - Notice of the November 3, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
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## **PROJECT OVERVIEW**

**Project Location:** The subject property (the “Property”) is identified as Lot 1 in Custom Commerce Park, approximately 4.5 acres +/- in size and is located at the southeast corner of Oak Ridge Road and Foundation Parkway (see **Exhibit 2**).

**Project Description:** The Petitioner is requesting to amend the Custom Commerce Park PUD Ordinance (the “Original Ordinance”)(see **Exhibit 5**) that would accommodate the Petitioner’s proposed use. The Petitioner is currently a tenant in the Custom Concrete Building located at 17241 Foundation Parkway and has entered into an agreement to purchase and develop the Property. The initial phase of development is proposed to include a two-story office building (approximately 18,000 square feet), warehouse space (approximately 12,000 square feet) and a storage yard. The Petitioner anticipates future phases to include an additional 30,000 square feet of building(s), as identified on the Concept Plan (see **Exhibit 3**).

**Default Standards:** The proposed Custom Commerce Park PUD Amendment Ordinance (“Amendment Ordinance”) (see **Exhibit 4**) defaults to the provisions of the recently adopted Westfield – Washington Township Unified Development Ordinance (UDO), with the Enclosed Industrial District (EI) as the underlying zoning district.

**Permitted Uses:** The Amendment Ordinance permits the following new uses: (i) Construction Trade Office; (ii) Assembly Operations of Pre-Manufactured Parts and Components; and (iii) Outside Storage.

**Development Standards:** As proposed, *Chapter 6: Development Standards* of the UDO apply to the Property with the following requested modifications:

1. **Outside Storage Screening, Article 6.12(D):** The Petitioner wishes to allow the gate entry feature into the Outside Storage Area to be an eight (8) foot tall black, vinyl-coated chain link gate, slatted to provide the appearance of an opaque wall. The UDO requires wall/fence materials to be opaque and consistent with and compatible with the architectural character and materials of the building.
2. **Outside Storage Surface, Article 6.12(D)(3)(a):** The Petitioner requests the minimum depth of area required to be hard surfaced asphalt or concrete adjacent to the building be twenty (20) feet, as identified on the Concept Plan (see **Exhibit 3**), rather than the required fifty (50) feet.
3. **Landscaping Standards, Article 6.8:** The Petitioner is working through landscaping requirements for the Property with the Economic and Community Development Department and other utility providers. The Property is constrained due to the seventy-five (75) foot wide Marathon utility easement that bisects the Property (see **Exhibit 3**).

**Comprehensive Plan:** The Westfield-Washington Township Comprehensive Plan identifies the Custom Commerce Park within the “Business Park” land use classifications. Among other uses, these

classifications encourage manufacturing, research and development, processing activities, office and services uses. The development policies of the Comprehensive Plan for this area includes among other policies: (1) Reserve for employment-generating uses and related supporting service uses; (2) Promote campus-like settings; (3) Encourage building materials and colors appropriate to the setting; (4) Locate docks appropriately, generally at the sides or backs of buildings. Screening should be provided where it is needed to hide unattractive views; (5) Maintain attractive and appealing business and industrial areas through landscaping, setbacks, and building design. As such, the proposed Development is consistent with the policies of the Comprehensive Plan.

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### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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### **STAFF COMMENTS**

1. No action is required at this time.
2. Prior to the APC recommendation, the Petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or [amurray@westfield.in.gov](mailto:amurray@westfield.in.gov).